165.0	0002	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,111,900 /	1,111,900
					USE VALUE:	1,111,900 /	1,111,900
					ASSESSED:	1,111,900 /	1,111,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SONIN JUHAN P
Owner 2:	
Owner 3:	
Street 1:	20 SURRY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOHERTY CHRISTINE M/RUSSELL J -
Owner 2:	-
Street 1:	20 SURRY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,040 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Vinyl Exterior and 2980 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5040.000	712,100		399,800	1,111,900
Total Card	0.116	712,100		399,800	1,111,900
Total Parcel	0.116	712,100		399,800	1,111,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.18 | /Parcel: 373.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	109037
GIS Ref	
GIS Ref	
Insp Date	07/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	712,200	0	5,040.	399,800	1,112,000	1,112,000	Year End Roll	12/18/2019
2019	104	FV	512,400	0	5,040.	399,800	912,200	912,200	Year End Roll	1/3/2019
2018	104	FV	512,400	0	5,040.	354,100	866,500	866,500	Year End Roll	12/20/2017
2017	104	FV	481,600	0	5,040.	297,000	778,600	778,600	Year End Roll	1/3/2017
2016	104	FV	481,600	0	5,040.	297,000	778,600	778,600	Year End	1/4/2016
2015	104	FV	431,100	0	5,040.	257,000	688,100	688,100	Year End Roll	12/11/2014
2014	104	FV	431,100	0	5,040.	248,500	679,600	679,600	Year End Roll	12/16/2013
2013	104	FV	447,800	0	5,040.	236,500	684,300	684,300		12/13/2012

!12756!

PRINT

Date	Time
12/11/20	02:48:38

LAST REV

Date	Time
03/17/20	11:09:07
danam	
12756	

USER DEFINED

Prior Id # 1:	109037
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY CHRISTI	42858-62		5/21/2004		665,000	No	No		
SPECHT ANN M &	34796-76		2/6/2002	Family	1	No	No		
SPECHT GEORGE	28809-389		7/7/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2020	127	Solar Pa	17,593	C				
7/27/2017	944	Solar Pa	5,940	C				
12/3/2013	1760	Manual	15,000	C				
6/8/2009	450	Redo Bat	10,652					
1/8/2007	13	Redo Bat				G8	GR FY08	
7/17/2006	590	Porch	15,000			G8	GR FY08	replace existing p
2/28/2001	128	Siding	15,900	C				VINYL SIDING GUTTE
1/17/2001	39	Addition	50,000	O				3RD FLOOR DORMER
12/9/1997	731	New Wind	8,100					30 REPLCEMENT WIND

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	CC	Chris C
2/6/2014	Info Fm Prmt	EMK	Ellen K
12/1/2008	Meas/Inspect	163	PATRIOT
8/22/2004	MLS	HC	Helen Chinal
12/5/2001	External Ins	PM	Peter M
8/23/2001	Permit Visit	PM	Peter M
12/3/1999	Meas/Inspect	270	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5040		Sq. Ft.	Site		0	70.	1.13	8									399,839						399,800	

Total AC/HA:	0.11570	Total SF/SM:	5040	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	399,839	Spl Credit		Total:	399,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00240815
Const Adj.:	0.98990101
Adj $ / SQ:	168.688
Other Features:	150531
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	798275
Depreciation:	86214
Depreciated Total:	712061

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

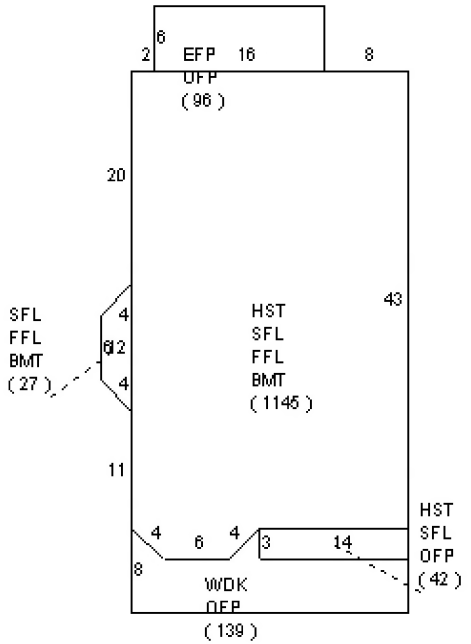
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	185.56
Special Features:	0	Val/Su Net:	152.68
Final Total:	712100	Val/Su SzAd	239.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,214	168.690	204,788
BMT	Basement	1,172	50.610	59,311
FFL	First Floor	1,172	168.690	197,703
HST	Half Story	594	168.690	100,117
OFP	Open Porch	277	22.230	6,158
WDK	Deck	139	13.060	1,815
EFP	Enclos Porch	96	55.020	5,282

	Net Sketched Area:	4,664		Total:	575,174
Size Ad	2979.5	Gross Are	5257	FinArea	2980

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X10	A	AV	2006	0.00	T	10.4	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	